

Section 3.2.6 Report on Existing Conditions

The following is description of the existing conditions at the 1165R Massachusetts Avenue site and in the surrounding areas:

Existing Site Conditions – Location, Zoning, Use, & Lot Coverage

The subject site, located at 1165 – 1167, and 1165R Massachusetts Avenue is approximately 2.3 acres in its current configuration. This includes a portion of the site on which 1167 Massachusetts Avenue (also known as “Workbar”) is located. The site will be subdivided to separate Workbar from the remainder of the property, resulting in a total development area of 2.05 acres at 1165R Massachusetts Avenue.

The site is located solely within the Industrial (I) Zoning District (Figure 1) and is bounded on the north by Mirak Chevrolet’s parking lot (1125 Massachusetts Avenue) and Lalicata Landscaping’s yard (33 Ryder Street). To the south, the site is bounded by the Mirak Hyundai car dealership (1165 Massachusetts Avenue) and on the east side by Mirak Chevrolet’s parking lot and Arlington Auto Detailing (1155R Massachusetts Avenue). On the west side of the site is the Robert J. Annese Law Office (1171 Massachusetts Avenue) and a condominium complex (9 Ryder Street).

The property includes a portion of the Mill Brook, running west to east, and was occupied from the 1870s into the 1970s by the Theodore Schwamb Company, which manufactured piano cases until the late 1920s and then architectural millwork. The property also contains Workbar, located at 1167 Massachusetts Avenue, which opened in 2015 and expanded in 2019.

The site is mostly paved for parking and occupied by buildings, with very little green space. The paved area accounts for 67.9% of the site and the building footprints make up 25.7% for a total impervious area of 93.6% (Figure 2). Buildings are located to the north and south of the Mill Brook Conduit and mainly on the east side of the site, as shown in Figure 2.

Buildings & Bridges

The buildings to the north of the Mill Brook are 1 to 4-story brick and timber-framed structures and a 1-story, conventionally framed wood structure that is used as a garage (noted as Bldgs. 1, 3, Infill/Garage, and Drying Sheds in Figure 3). The building to the south of Mill Brook (noted as Bldg. 2 in Figure 3) is a 3-story, timber-framed building clad with aluminum siding.

A hazardous materials survey was prepared by Axiom Partners, Inc. in December 2019 and updated in March 2020. The report indicates the presence of asbestos-containing flooring, glazing compounds, asphaltic coatings on brick walls and ceilings, sealants, tar paper behind aluminum siding, paper beneath flooring, caulking, insulation materials, mastics, asphaltic roofing materials, and perimeter flashing/sealants. Please refer to Figure 3 for a list of hazardous materials found in each of the buildings.

Currently, Buildings 1 and 2 are connected via an enclosed multi-story passageway that spans the Mill Brook. Building 2 is connected to Workbar via an enclosed overhead corridor. Buildings 1, 3, the Infill/Garage, and Drying Sheds are also connected all at the ground floor level. There also exists loading docks servicing Building 2 that are constructed over the Mill Brook.

Three bridges exist on site crossing the Mill Brook Conduit. The first is located at the intersection of the site access drive and Ryder Street. The second is located at the rear of Workbar that provides access to the basement. The third and most often used bridge is located between Workbar and Building 2 and

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connects the site access driveway off of Massachusetts Avenue to the north side of the site. (See Figure 3.)

Wetlands & Trees

Wetland boundaries are defined in an ALTA Survey, prepared by Control Point Associates, Inc. (Figure 4). They exist along the Mill Brook Conduit and the Ryder Brook drainage ditch on the north side of the site. There are no vernal pools. Flood Zones are also indicated in Figure 4. The majority of the site is within Flood Hazard Zone X, which are areas determined to be outside the 0.2% annual chance flood plain.

Mature trees (8 inches or greater in caliper) exist mainly near the Mill Brook Conduit. At that location, there are (5) Norway Maples and (1) Black Cherry. With the exception of the Cherry, these trees are growing in the Mill Brook Conduit wall, posing a threat to the integrity of the wall itself. There are also (2) 10" Mulberry Trees in the Ryder Brook drainage ditch. (See Figure 5.). All of the existing species are invasive and not on the list of protected tree types.

Traffic Patterns

Nitsch Engineering was retained to study the existing traffic patterns in and around the site. Existing patterns are as follows:

Massachusetts Avenue: 2-lane (two-way) roadway running east-west by the site, under the jurisdiction of the Town of Arlington. Traffic runs in both directions and includes cars, buses, heavy vehicles, pedestrians, and bicycles.

Forest Street: 2-way roadway running north-south, under the jurisdiction of the Town of Arlington. Forest Street terminates at Summer Street to the north and Massachusetts Avenue to the south. Traffic includes pedestrians, bicycles, and vehicles.

Ryder Street: 2-way private road, partially owned by the 1165R development (from the site access drive to Forest Street (Figure 4)). Ryder Street runs northeast-southwest and terminates at the Minuteman Commuter Bikeway to the north and at Forest Street to the southwest. Traffic includes pedestrians, bicycles, and vehicles, and medium to large trucks.

Quinn Access Road: 2-way private road, running parallel to Massachusetts Avenue. This access road connects the site to Quinn Road farther to the southeast. Traffic includes mostly vehicles and medium to large trucks.

Quinn Road: 2-way private road, running north-south behind the Mirak Hyundai dealership and connected to the site via the Quinn Access Road. Traffic includes mostly vehicles and pedestrians.

Access Drive off of Massachusetts Avenue: 2-way private road, running north-south and connecting Massachusetts Avenue with the Robert J. Annese parking lot, the Mirak Chevrolet dealership lot, Workbar, the Quinn Access Road, the bridge leading to the north side of the development site. Traffic includes vehicles, medium-sized trucks, and pedestrians.

Site Utilities

The property is served by all of the major utility companies. Eversource provides electricity, National Grid provides natural gas, and Verizon, Comcast, and RCN all provide telecommunications services. Electricity is brought to the site off of Massachusetts Avenue via overhead wires and utility poles. These

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wires also serve the adjacent businesses. Gas service is currently only on a small portion of the site serving only the Mirak Hyundai dealership. Workbar and other buildings on the development site are fueled by oil, solar, and geothermal wells (Workbar only). Solar panels exist on the roofs of Workbar, Building 1, and Building 2.

Character of Neighborhood Open Areas & Summary of Conditions Surrounding the Site

Open areas in the neighborhood include the Summer Street Field (0.2 miles from the site), the Arlington Recreation Department (0.12 miles from the site), Hill's Hill (0.15 miles from the site), and the Minuteman Commuter Bikeway (0.8 miles from the site).

The Summer Street Field includes a baseball diamond, basketball court, and walking paths, and other recreational facilities. The Arlington Recreation Department provides a wide variety of programs and child care services to members of all ages and features the Ed Burns Skating Rink as well as an outdoor playground for younger children, a baseball diamond, and a soccer field for the Arlington Soccer Club and others.

Directly adjacent and accessible from the Recreational Department site is Hill's Hill park which provides residents access to a number of walking trails in a bucolic setting.

Finally, The Minuteman Commuter Bikeway is a 10-mile long paved recreation and bicycle commuting path that passes through Arlington and Lexington and connects Alewife Station in West Cambridge, MA to South Road in Bedford, MA.

The larger community surrounding the site is densely populated with well-maintained, single and multi-family dwellings and commercial buildings. There is ample access to public transportation, businesses, schools, and places of worship along the Massachusetts Avenue corridor, in addition to the recreational facilities noted above.

Arlington Town Center is also within walking and biking distance from the neighborhood.

Photographs of the site and greater neighborhood are included on the following pages.

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END of SECTION

Photos of Surrounding Streets and Site Context



View of Site from Massachusetts Avenue



Access Drive off of Mass Ave, looking north.



Neighboring Businesses



Building 2 and connector to Workbar



Workbar, 1167 Massachusetts Avenue

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Building 2 and neighboring business



Mirak Hyundai Dealership



Building 2 Closeup



View east down Quinn Road access drive

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Overhead connector between Workbar and Building 2



View north from bridge between Workbar & Building 2 (Bldg 1 in background)



View from site looking south toward Workbar & Building 2



View from site looking north toward Minuteman Bikeway

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View from site looking east



View from site looking west; Lalicata Landscaping in background



View of Building 1 with Loading Dock



Rear of Workbar

1165R Massachusetts Avenue

Ch. 40B ZBA Submission

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Rear of Building 2 garage/loading dock spanning Mill Brook



View of site from bridge looking northwest

END of PHOTOGRAPHS

3.2.6 Report on Existing Site Conditions

FIGURE 1

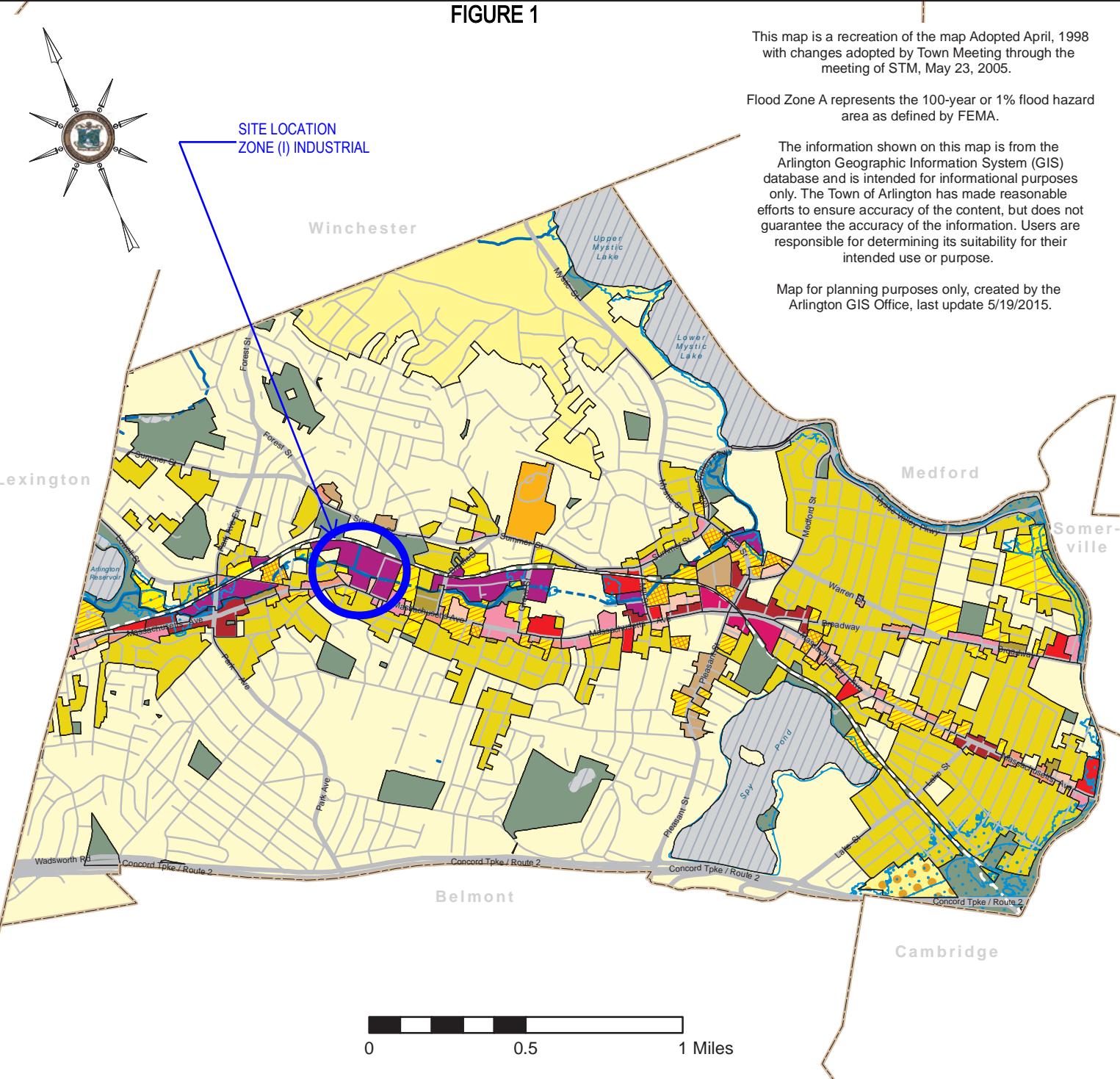
Zoning Map of the Town of Arlington, MA

LEGEND

Zoning Districts

- B1: Neighborhood Office
- B2: Neighborhood Business
- B2A: Major Business
- B3: Village Business
- B4: Vehicular Oriented Business
- B5: Central Business
- I: Industrial
- MU: Multi-Use
- OS: Open Space
- PUD: Planned Unit Development
- R0: Large Lot Single Family
- R1: Single Family
- R2: Two Family
- R3: Three Family
- R4: Town House
- R5: Apartments Low Density
- R6: Apartments Med Density
- R7: Apartments High Density
- T: Transportation
- Flood Zone A (FEMA)
- Water Body
- Brook / Stream (surface)
- Brook / Stream (subsurface)
- Town Boundary
- Minuteman Bikeway

For a more detailed map, visit the
Town of Arlington website:
www.arlingtonma.gov/maps
Poster sized maps are available
at Town Hall.



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FIGURE 2

IMPERVIOUS SURFACES Existing



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FIGURE 3



HAZARDOUS MATERIALS IN BUILDING 1:

1. Asphaltic sealants.
2. Pipe insulation.
3. Asphaltic roofing.
4. Perimeter flashing/sealants.
5. Asphaltic sealants.

HAZARDOUS MATERIALS IN DRYING SHEDS:

1. Interior window glazing compound.
2. Asphaltic coating on brick walls and ceilings.
3. Asphaltic sealant.
4. Asphaltic roofing materials.
5. Perimeter flashing/sealants.

HAZARDOUS MATERIALS IN BUILDING 3:

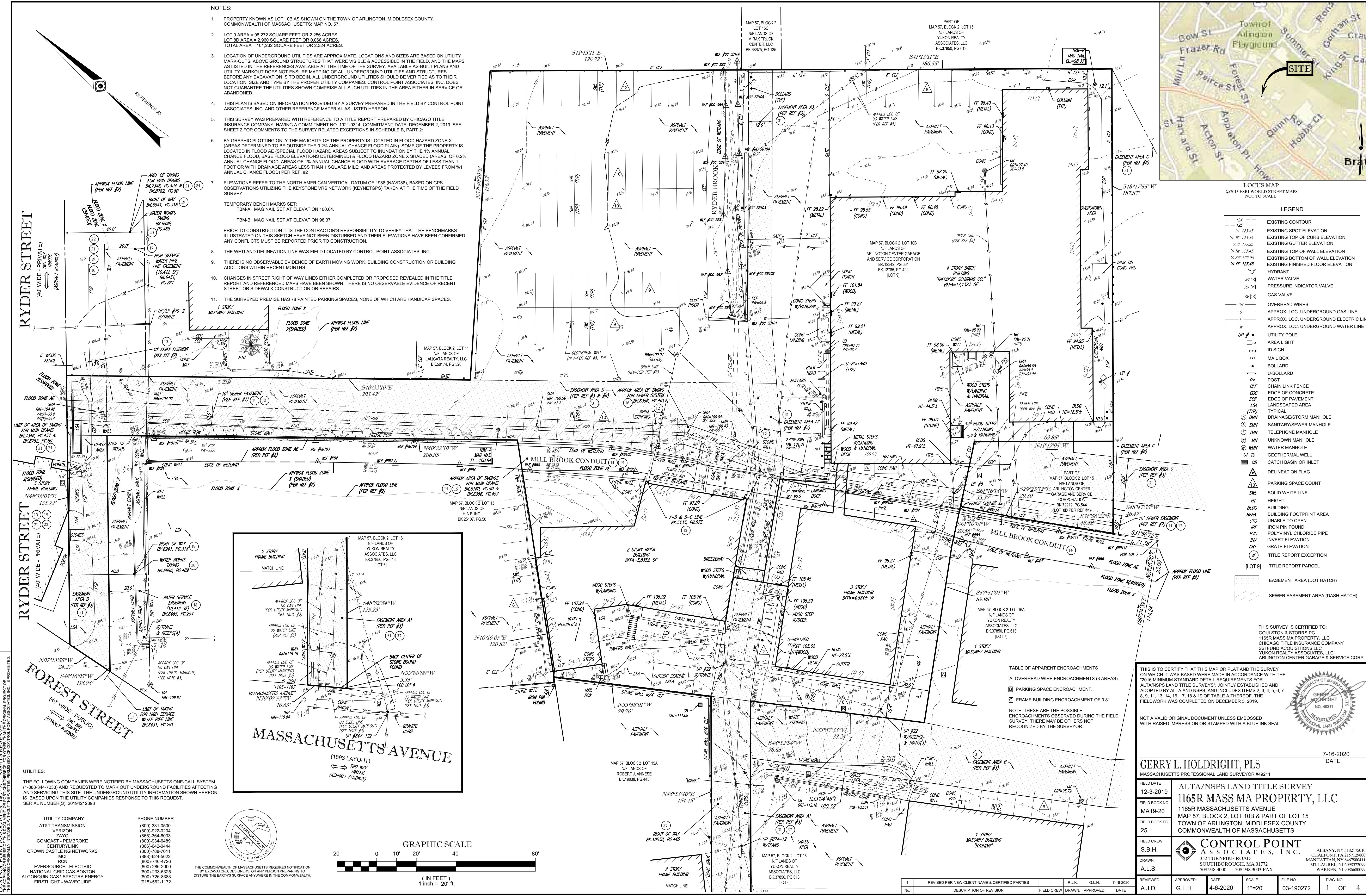
1. Asphaltic sealant.
2. Perimeter flashing/sealants.
3. Asphaltic sealants.

HAZARDOUS MATERIALS IN BUILDING 2:

1. Vinyl flooring.
2. Undercoating beneath sink.
3. Exterior window glazing compound.
4. Asphaltic sealants.
5. Tar paper behind aluminum siding.
6. Exterior door caulking.
7. Pipe insulation.
8. Paper under hardwood floors; throughout Flrs. 1-3.
9. Mastics.
10. Asphaltic roofing materials.
11. Perimeter flashing/sealants.

*Note: Red Lines indicate boundary of site.

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FIGURE 4



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THE COPYING OR REUSE OF THIS DOCUMENT, OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC., IS PROHIBITED.

2 LOT 11
OF
TY, LLC
520

$N52^{\circ}40'20''E$
156.12'

$^{\circ}22'10''W$
85'

MAP 57, BLOCK 2 LOT 13
N/F LANDS OF
H.A.F. INC.
BK.25107, PG.50

$N40^{\circ}16'05''E$
120.82'

$N33^{\circ}58'01''W$
79.76'

$N48^{\circ}53'40''E$
154.45'

IRON PIN FOUND

MILL BROOK CONDUIT

FLOOR

MAP 57, BLOCK 2 LOT 15A
N/F LANDS OF
ROBERT J. ANNESE
BK.19038, PG.445

MATCH LINE

MAP 57, BLOCK 2 LOT 10B
N/F LANDS OF
ARLINGTON CENTER GARAGE
AND SERVICE CORPORATION
BK.12342, PG.661
BK.12785, PG.422
[LOT 9]

MAP 57, BLOCK 2 LOT 16A
N/F LANDS OF
YUKON REALTY
ASSOCIATES, LLC
BK.37850, PG.613
[LOT 7]

MAP 57, BLOCK 2 LOT 16
N/F LANDS OF
YUKON REALTY
ASSOCIATES, LLC
BK.37850, PG.613
[LOT 6]

THIS SURVEY IS CERTIFIED TO:
GOULSTON & STORRS PC
1165R MASS MA PROPERTY, LLC
CHICAGO TITLE INSURANCE COMPANY
SSI FUND ACQUISITIONS LLC
YUKON REALTY ASSOCIATES, LLC
ARLINGTON CENTER GARAGE & SERVICE CORP.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY
ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE
"2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR
ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND
ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6, 7
8, 9, 11, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE
FIELDWORK WAS COMPLETED ON DECEMBER 3, 2019.

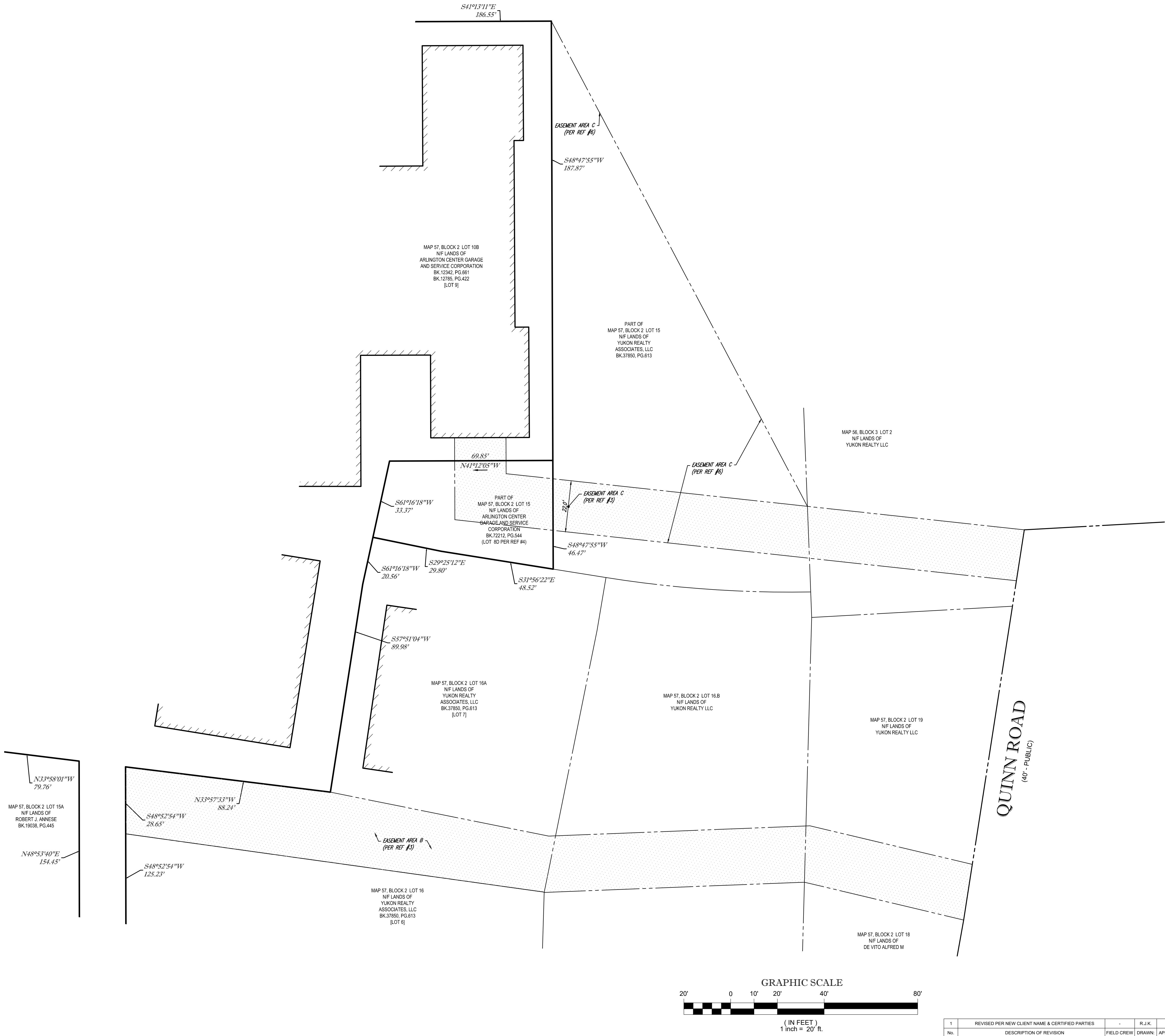
NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED
WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

GERRY L.
HOLDRIGHT
NO. 49211
PROFESSIONAL LAND SURVEYOR
REGISTERED

7-16-2021
DATE

GRAPHIC SCALE							
20'	0	10'	20'	40'	80'		
<p style="text-align: center; margin-top: 10px;">(IN FEET) 1 inch = 20' ft.</p>							
1		REVISED PER NEW CLIENT NAME & CERTIFIED PARTIES		-	R.J.K.	G.L.H.	7-16-2020
No.	DESCRIPTION OF REVISION			FIELD CREW	DRAWN:	APPROVED:	DATE
FIELD DATE 12-3-2019	ALTA/NSPS LAND TITLE SURVEY 1165R MASS MA PROPERTY, LLC 1165R MASSACHUSETTS AVENUE MAP 57, BLOCK 2, LOT 10B & PART OF LOT 15 TOWN OF ARLINGTON, MIDDLESEX COUNTY COMMONWEALTH OF MASSACHUSETTS						
FIELD BOOK NO. MA19-20	CONTROL POINT ASSOCIATES, INC. 352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 508.948.3000 - 508.948.3003 FAX						
FIELD BOOK PG. 25	ALBANY, NY 5182175010 CHALFONT, PA 2157129800 MANHATTAN, NY 6467800411 MT LAUREL, NJ 6098572099 WARREN, NJ 9086680099						
REVIEWED: A.J.D.	APPROVED: G.L.H.	DATE 4-6-2020	SCALE 1"=20'	FILE NO. 03-190272	DWG. NO. 2 OF 4		

CHICAGO TITLE INSURANCE COMPANY
SSI FUND ACQUISITIONS LLC
YUKON REALTY ASSOCIATES, LLC
ARLINGTON CENTER GARAGE & SERVICE CORP.



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SOUTHBOROUGH, MASSACHUSETTS
YUKON REALTY ASSOCIATES, LLC
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"2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR
ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND
ADOPTED BY ALTA/NSPS AND THE ITEMS 2, 3, 4, 5, 6, 7
8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 & 19 OF TABLE A THEREIN.
FIELDWORK WAS COMPLETED ON DECEMBER 3, 2019.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED
WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL



GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #419211

FIELD DATE 12-3-2019
1165R MASSACHUSETTS AVENUE
FIELD BOOK NO. MA19-20
FIELD BOOK PG. 25
FIELD CREW S.B.H.
DRAWN: A.L.S.

ALTA/NSPS LAND TITLE SURVEY
1165R MASS MA PROPERTY, LLC
1165R MASSACHUSETTS AVENUE
MAP 57, BLOCK 2, LOT 10B & PART OF LOT 15
TOWN OF ARLINGTON, MIDDLESEX COUNTY
COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT
ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 • 508.948.3003 FAX

ALBANY, NY 12175-0100
CHALFONTE, PA 15712-0800
MAHOPAC, NY 10546-0000
MT LAUREL, NJ 08046-52099
WARREN, NJ 08086-0009

REVIEWED: A.J.D. APPROVED: G.L.H. DATE: 4-6-2020 SCALE: 1"=20' FILE NO. 03-190272 DWG. NO. 3 OF 4

THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, HAVING A COMMITMENT NO. 1921-0314, COMMITMENT DATE: DECEMBER 2, 2019, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B - SECTION 2:

GENERAL EXCEPTIONS 1 THRU 6, 29, 34, AND 35 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.

⑦ INTENTIONALLY DELETED.

⑧ INTENTIONALLY DELETED.

⑨ INTENTIONALLY DELETED.

⑩ RIGHTS OF OTHERS ENTITLED THERETO TO USE THE 40' RIGHT OF WAY (NOW KNOWN AS RYDER STREET) ENUMERATED IN DEED DATED JUNE 11, 1923 RECORDED IN BOOK 4624, PAGE 488. SEE PLAN IN PLAN BOOK 4624, END - RYDER STREET IS SHOWN.

⑪ ORDER OF TAKING BY THE METROPOLITAN DISTRICT COMMISSION DATED JULY 8, 1926 RECORDED IN BOOK 4993, PAGE 168 AS SHOWN ON SURVEY - PLAN BOOK 376, PLAN 41 UNCLEAR, SEWER EASEMENT SHOWN PER REFERENCE #7.

⑫ EASEMENT TO THE COMMONWEALTH OF MASSACHUSETTS THROUGH ITS METROPOLITAN DISTRICT COMMISSION DATED AUGUST 19, 1927 RECORDED IN BOOK 6133, PAGE 573 AS SHOWN ON SURVEY - SEWER EASEMENT, A-D & B-C LINES SHOWN.

⑬ TAKING BY THE TOWN OF ARLINGTON FOR A SEWER SYSTEM DATED JUNE 25, 1928 RECORDED IN BOOK 5249, PAGE 121 AS SHOWN ON SURVEY - RYDER STREET - 10' WIDE SEWER EASEMENT SHOWN.

⑭ TAKING BY THE TOWN OF ARLINGTON FOR MAIN DRAINS DATED OCTOBER 18, 1937 RECORDED IN BOOK 6160, PAGE 90 AS SHOWN ON SURVEY - MILL BROOK CONDUIT SHOWN.

⑮ TAKING BY THE TOWN OF ARLINGTON FOR MAIN DRAINS DATED DECEMBER 26, 1939 RECORDED IN BOOK 6356, PAGE 457 AS SHOWN ON SURVEY - MILL BROOK CONDUIT SHOWN.

⑯ TAKING BY THE TOWN OF ARLINGTON FOR A SEWER SYSTEM DATED DECEMBER 26, 1939 RECORDED IN BOOK 6356, PAGE 461 AS SHOWN ON SURVEY - APPROX AREA OF TAKING SHOWN.

⑰ ORDER OF TAKING BY THE METROPOLITAN DISTRICT COMMISSION FOR A HIGH SERVICE PIPE LINE DATED SEPTEMBER 12, 1940 RECORDED IN BOOK 6431, PAGE 281 AS SHOWN ON SURVEY - RYDER STREET - LIMIT OF TAKING IN FOREST STREET SHOWN.

⑱ EASEMENT TO THE COMMONWEALTH OF MASSACHUSETTS FOR WATER SERVICE DATED DECEMBER 10, 1940 RECORDED IN BOOK 6465, PAGE 254 AS SHOWN ON THE SURVEY - RYDER STREET - EASEMENT SHOWN.

⑲ RIGHT OF WAY OVER 40' ROW (RYDER STREET) IN DEED DATED JANUARY 7, 1946 RECORDED IN BOOK 6941, PAGE 318 - RYDER STREET SHOWN.

⑳ TAKING BY THE TOWN OF ARLINGTON FOR WATER WORKS DATED JUNE 18, 1946 RECORDED IN BOOK 6996, PAGE 489 AS SHOWN ON SURVEY - RYDER STREET - AREA OF WATER WORKS TAKING SHOWN.

㉑ ORDER OF TAKING BY THE TOWN OF ARLINGTON FOR MAIN DRAINS DATED OCTOBER 4, 1948 RECORDED IN BOOK 7346, PAGE 434 AS SHOWN ON SURVEY - RYDER STREET - AREA OF TAKING IN RYDER STREET SHOWN.

㉒ RIGHT OF WAY GRANTED BY INSTRUMENT DATED MAY 13, 1951 RECORDED IN BOOK 7767, PAGE 408. (RYDER STREET) 40' RIGHT OF WAY KNOWN AS RYDER STREET SHOWN.

㉓ INTENTIONALLY DELETED.

㉔ ORDER OF TAKING BY THE TOWN OF ARLINGTON FOR MAIN DRAINS DATED JULY 30, 1956 RECORDED IN BOOK 8782, PAGE 80 AS SHOWN ON SURVEY - RYDER STREET - AREA OF TAKING IN RYDER STREET SHOWN.

㉕ INTENTIONALLY DELETED.

㉖ INTENTIONALLY DELETED.

㉗ INTENTIONALLY DELETED.

㉘ INTENTIONALLY DELETED.

㉙ SUBJECT TO AND TOGETHER WITH THE RIGHTS AND EASEMENTS SET FORTH IN EASEMENT AGREEMENT DATED DECEMBER 31, 2002 RECORDED IN BOOK 37850, PAGE 624 - EASEMENT AREAS A1, A2, A3, B, C & D SHOWN. EASEMENT AREAS C & D ARE EACH SHOWN HEREON DIFFERENTLY PER REFERENCES 3 & 6.

㉚ INTENTIONALLY DELETED.

㉛ NOTICE OF LEASE NAMING ARLINGTON CENTER GARAGE AND SERVICE CORPORATION, LESSOR AND MIRAK CHEVROLET, INC., LESSEE DATED SEPTEMBER 26, 2007 RECORDED IN BOOK 50215, PAGE 176. -LOCATION OF 15,375 SF LEASE AREA IS NOT DESCRIBED OTHER THAN BEING A PORTION OF LOT 9, NOT PLOTTABLE.

㉜ INTENTIONALLY DELETED.

㉝ RIGHT OF WAY CONTAINED IN DEED DATED MAY 9, 1968 RECORDED IN BOOK 19038, PAGE 445 AS SHOWN ON THE SURVEY. RIGHT OF WAY IS PART OF EASEMENT AREA A1, SHOWN.

EXHIBIT A

LOT 9 (1165-1167 MASSACHUSETTS AVENUE)

THE LAND WITH THE BUILDINGS THEREON SITUATED ON THE NORTHEASTERLY SIDE OF MASSACHUSETTS AVENUE, ARLINGTON, MIDDLESEX COUNTY, MASSACHUSETTS, NOW KNOWN AS AND NUMBERED 1165 REAR MASSACHUSETTS AVENUE, BEING LOT 9 SHOWN ON A PLAN ENTITLED "PLAN OF LOTS AND EASEMENTS IN ARLINGTON, MA" DATED OCTOBER 23, 2006 BY RIM ENGINEERING CO., INC. RECORDED WITH THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN 102/ OF 2007 AND BEING ALSO SHOWN ON PLAN 110 OF 2019. SAID LOT 9 CONTAINS 95,272 SQUARE FEET OF LAND ACCORDING TO SAID PLAN.

LOT 8D (REAR OF MASSACHUSETTS AVENUE)

THE LAND WITH THE IMPROVEMENTS THEREON SITUATED ON THE NORTHEASTERLY SIDE OF MASSACHUSETTS AVENUE, ARLINGTON, MIDDLESEX COUNTY, MASSACHUSETTS BEING LOT 8D ON A PLAN ENTITLED "PLAN OF LAND IN ARLINGTON, MA" DATED JANUARY 21, 2003, RECORDED IN THE SOUTH MIDDLESEX REGISTRY OF DEEDS AS PLAN NO. 63 OF 2003 IN BOOK 37850 PAGE 612.

TOGETHER WITH THE RIGHT AND EASEMENT TO USE THAT PORTION OF RYDER STREET (40' WIDE) NOT INCLUDED IN LOT 9 FROM FOREST STREET TO THE SOUTHWESTERLY BOUNDARY OF LOT 9 FOR ALL PURPOSES FOR WHICH STREETS AND WAYS MAY BE USED IN THE TOWN OF ARLINGTON.

TOGETHER WITH THE RIGHTS AND EASEMENTS SET FORTH IN EASEMENT AGREEMENT DATED DECEMBER 31, 2002 RECORDED IN BOOK 37850, PAGE 624.

REFERENCES:

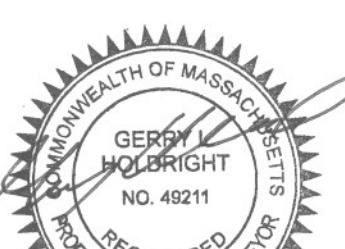
1. THE TAX ASSESSOR'S MAP OF ARLINGTON, MIDDLESEX COUNTY, MAP 57.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 416 OF 656" COMMUNITY-PANEL NUMBER 250177 0416 E, MAP EFFECTIVE: JUNE 4, 2010.
3. MAP ENTITLED "PLAN OF LOTS AND EASEMENTS IN ARLINGTON, MA" DATED OCTOBER 23, 2006, RECORDED IN THE SOUTH MIDDLESEX REGISTRY OF DEEDS AS PLAN NO. 1072 OF 2007.
4. MAP ENTITLED "PLAN OF LAND IN ARLINGTON, MA" DATED DECEMBER 28, 2018, RECORDED IN THE SOUTH MIDDLESEX REGISTRY OF DEEDS AS PLAN NO. 110 OF 2019.
5. WATER MAPPING PROVIDED BY THE TOWN ENGINEERING DEPARTMENT.
6. MAP ENTITLED "PLAN OF LOTS AND EASEMENTS IN ARLINGTON, MA" DATED JANUARY 21, 2003, RECORDED IN THE SOUTH MIDDLESEX REGISTRY OF DEEDS AS PLAN NO. 63 OF 2003 IN BOOK 37850 PAGE 612.
7. MAP ENTITLED "PLAN OF LAND IN ARLINGTON MASS." DATED SEPTEMBER 13, 1945, RECORDED IN THE SOUTH MIDDLESEX REGISTRY OF DEEDS AS PLAN NO. 172 OF 1946.
8. MAP ENTITLED "AS-BUILT GEOTHERMAL SITE PLAN 1167R MASSACHUSETTS AVE, ARLINGTON, MA PREPARED FOR ACHIEVE RENEWABLE" DATES JANUARY 4, 2016 PREPARED BY PAUL LINDHOLM, P.E.
9. MAP ENTITLED "ALTA / ACSM LAND TITLE SURVEY IN ARLINGTON, MA" DATED JANUARY 21, 2003 PREPARED BY RIM ENGINEERING CO.

THIS SURVEY IS CERTIFIED TO:
GOULSTON & STORRS PC
1165 MASSACHUSETTS AVENUE
CHICAGO TITLE INSURANCE COMPANY
SSI FUND ACQUISITIONS LLC
YUKON REALTY ASSOCIATES, LLC
ARLINGTON CENTER GARAGE & SERVICE CORP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY
ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE
2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR
ALTA/NSPS LAND TITLE SURVEYS, AS AMENDED AND
ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6, 7
8, 9, 11, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE
FIELDWORK WAS COMPLETED ON DECEMBER 3, 2019.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED
WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

7-16-2020
DATE
GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211



1	REVISED PER NEW CLIENT NAME & CERTIFIED PARTIES	-	R.J.K.	G.L.H.	7-16-2020
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE
ALTA/NSPS LAND TITLE SURVEY 1165R MASS MA PROPERTY, LLC 1165 MASSACHUSETTS AVENUE MAP 57, BLOCK 2, LOT 10B & PART OF LOT 15 TOWN OF ARLINGTON, MIDDLESEX COUNTY COMMONWEALTH OF MASSACHUSETTS					
FIELD DATE 12-3-2019	FIELD BOOK NO. MA19-20	FIELD BOOK PG. 25			
FIELD CREW S.B.H.	DRAWN: A.L.S.	REVIEWED: A.J.D.	APPROVED: G.L.H.	DATE 4-6-2020	SCALE N/A
ALBANY, NY 12101 CHALFONTE, PA 15712 MAHANAY, NJ 07430 MT LAUREL, NJ 08041 WARREN, NJ 07059	352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 508.948.3000 - 508.948.3003 FAX 908.668.0099	FILE NO. 03-190272	DWG. NO. 4	OF 4	